

## **MINUTES OF THE HOWARD COUNTY PLANNING BOARD – May 22, 2008 P.M.**

Members Present: David Grabowski, Vice-Chair; Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent: Tammy CitaraManis, Chairperson; Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Kent Sheubrooks; Tanya Maenhardt; Lisa Kenney

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### **Pre-Meeting Minutes**

The Board discussed administrative items.

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### **Minutes**

No minutes were voted on.

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### **PUBLIC MEETING**

Mr. Grabowski opened the public meeting at approximately 7:06 p.m.

#### **SDP-08-037 Miller and Smith Homes, Inc.**

Presented By: Kent Sheubrooks

Petition: Emerson Section 2, Phase 3, Lots 1 thru 45, for approval of a Site Development Plan for the construction of 45 single family attached dwellings and associated site improvements. Approval is also requested for setback reductions from 5 feet to 2, 3, and 4 feet from the side property line for decks and covered porches located on end units. The subject property contains approximately 4.65 acres of land zoned “MXD-3”, Mixed Use Development and is located on the west side of Palace Hall Drive approximately 700 feet south of Skylark Blvd in the Sixth Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner’s Representatives:

Mr. Sheubrooks explained the proposed plan to construct 45 townhouses with a request to reduce the setback from side property lines in order to accommodate side entry porches for the end units as well as decks.

Mr. Chris Ogle of DeMario Design stated that the units themselves meet the criteria of setbacks and that only the side porches and decks of the end units encroach into the setbacks.

### **Motion:**

Mr. Rosenbaum moved approve SDP-08-037 Miller and Smith Homes and Mr. Alexander, Jr. seconded the motion.

### **Discussion:**

The Board agreed that the plan meets all the criteria and that the uniqueness of design is the reason for the setback reduction.

### **Vote:**

3 Yea 0 Nay. The motion was carried.

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SDP-08-023 St. John Baptist Church – Village of Long Reach, Section 1, Area 1

Presented By: Tanya Maenhardt  
Petition: For approval of a Site Development Plan for the construction of a 38 foot tall (mean height), 28,910 square foot religious facility with associated on-site parking on 10.0 acres of land zoned New Town (NT) in accordance with Final Development Plan 77-A-III. The subject property is located at the intersection of Tamar Drive and MD Route 175 in the Sixth Election District of Howard County, Maryland.  
DPZ Recommendation: Approval  
Petitioner's Representative: Andrew Robinson, Esq.

Ms. Maenhardt explained the proposed plan to construct a church at the intersection of Tamar Drive and Maryland Route 175. She also stated that the proposal requires some disturbance to an existing buffer to allow for an outfall for the stormwater management pond.

Mr. Grabowski asked if there would be a school or daycare operating at the church that would require peak hour traffic. Ms. Maenhardt explained that SHA will require the Church to conduct another traffic study if they wish to expand their services to daycares or schools.

Mr. Rob Vogel, Engineer, presented a color rendering of the plan and explained the placement of the proposed church as well as stormwater management ponds on the subject parcel. He stated that the Church made all efforts to retain existing vegetation on the site as much as possible.

**Motion:**

Mr. Alexander, Jr. moved to approve SDP-08-023 and Mr. Rosenbaum seconded the motion.

**Discussion:**

The Board agreed that the plan meets all criteria and recognized that the Church kept the lot coverage to a minimum as discussed in a previous case regarding the subject site.

**Vote:**

3 Yea 0 Nay. The motion was carried.

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SDP-07-122 Wilde Lake Interfaith Center

Presented By: Tanya Maenhardt  
Petition: For approval of a Site Development Plan on proposed lot 5-1 for the construction of a 50.5 foot tall, 13,953 sq. ft. worship center (in connection with the existing worship center to be located on proposed lot 5-B) with associated on-site and off-site shared parking on 0.787 acres of land zoned New Town (NT) in accordance with Final Development Plan 76-A-III. The subject property is located at the intersection of Trumpeter Road and Twin Rivers Road in the Fifth District of Howard County, Maryland.  
DPZ Recommendation: Approval  
Petitioner's Representative:

Ms. Maenhardt gave a brief overview of the proposed plan to construct a second religious facility on the subject parcel as part of the Wilde Lake Interfaith Center as well as parking spaces. She explained that additional parking spaces would be provided by the adjacent Wilde Lake High School via an agreement between the Center and the Board of Education for a period of ten years.

Mr. Andrew Robinson, Esquire of Reese & Carney speaking on behalf of the Petitioner stated that the agreement was recorded 30 days prior and that the Center and the Board of Education have a 40 year relationship and that the ten year document is standard phrasing for such an agreement.

Pastor Whitey Bass of St. John United Methodist Presbyterian stated that the congregation is outgrowing the original building, which is shared with another large congregation.

Father Tilman stated that it was important to the Churches to not be tenants, but owners and custodians of their property.

Mary Pivar, representing the Wilde Lake Village Board, stated that a parking agreement of 10 years is too long and that the adjacent Village Center is currently under redevelopment, which could affect parking at the Village Center, the Interfaith Center and Wilde Lake High School. Ms. Pivar suggested that the parking agreement last only 2 years and then be re-evaluated.

Ms. Norma Rose of 10691 Rain Green Hill, Columbia Maryland opposed the plan stating her concerns that there is not enough parking.

Mr. Mike Kirshner of 5396 Lighthouse Court stated his opposition based on the cross that is part of the design of the Church building.

Mr. Grabowski stated that the design or architectural features of the building is not within the Board's purview.

**Motion:**

Mr. Alexander, Jr. moved to approve SDP-07-122 as recommended by the staff report and clarified that the parking agreement has been filed. Mr. Rosenbaum seconded the motion.

**Discussion:**

The Board agreed that land is scarce in Columbia and that the plan was a good example of the Interfaith Center attempting to make good use of the land. The Board also stated that parking is a continuing issue in Columbia and needs to be addressed by the County.

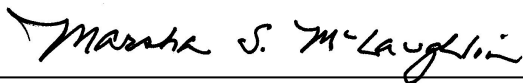
**Vote:**

3 Yea 0 Nay. The motion was carried.

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THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 8:20 P.M.



Marsha McLaughlin  
Executive Secretary



Lisa Kenney  
Recording Secretary